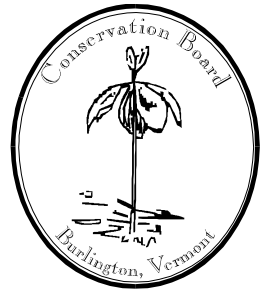


## Burlington Conservation Board

645 Pine Street  
Burlington, VT 05401  
<http://www.burlingtonvt.gov/DPI/CB>  
Telephone: (802) 865-7189

*Miles Waite, Chair  
Zoe Richards  
Don Meals  
Matt Moore  
Stephanie Young  
Ryan Crehan  
Hannah Brislin  
Rebecca Roman  
vacant*



## Conservation Board Meeting Minutes

Monday, June 1, 2020 – 5:30 pm

Remote Meeting

### Attendance

- **Board Members:** Zoe Richards (ZR), Ryan Crehan (RC), Miles Waite (MW), Rebecca Roman (RR), Matt Moore (MM), Don Meals (DM), Hannah Brislin (HB)
- **Absent:** Stephanie Young (SY)
- **Public:** John Caulo (44 Lakeside Ave)
- **Staff:** Scott Gustin & Mary O'Neil (Permitting & Inspections)

MW, Chair, called the meeting to order at 5:33 p.m.

### Minutes

Meeting minutes of March 2, 2020

MW explained that he will work on a steep slopes recommendation for the zoning code.

A MOTION was made by ZR and SECONDED by DM:

Accept the March 2 minutes as written.

Vote: 7-0-0, motion carried.

### Board Comment

ZR said Wildways has a relatively new website up. It's based on trails and connectivity and identifies all natural areas in the city. It's gotten a lot more traffic recently. It reflects the work of all the partners. She also noted there's about to be a citywide trail stewards program. Dan Cahill is spearheading it. Starting with Rock Point. Folks in Burlington have started referring to natural areas as "wildways."

MW asked if the trail by the river where the landslide occurred on Riverside has been repaired. ZR, no. The trail goes around the toe of the slope for now.

ZR also mentioned an invasive species pilot project going on in the Intervale – starting now.

### Public Comment

None.

### Open Space Subcommittee

RR, we are about finalized with the initial addendum outline. We will present to the full Board next month. SG will reach out to get in front of the Planning Commission. We will finalize a plan for public outreach within the context of COVID-19. Potential for outdoor meetings/events at city parks. Possibility for online promo video and remote engagement. SG briefly noted the process including approval by the Planning Commission and the City Council.

ZR clarified the addendum role of addressing natural areas and open space within the context of climate change.

The programs and services of the Dept. of Planning and Zoning are accessible to people with disabilities. For accessibility information call 865-7188 (865-7142 TTY).

## **Project Review**

### **1. 20-0820CA; 44 Lakeside Ave (ELM, Ward 5S) Lakeside Ovens, LLC**

Demolish existing office building and replace with new 4-story office building on existing foundation.

John Caulo appeared on behalf of this application.

SG gave a procedural overview. This is not a “major impact” project; however, it does include some encroachment into the lakeshore buffer. Buffer standards pertain to stormwater and tree clearing.

John Caulo overviewed the application. He noted the building is 32 Lakeside Avenue and is adjacent to 50 Lakeside Avenue. He also pointed out an underground connection between the two buildings. Building 32 will be taken down to the existing foundation and a new 4-story building will be constructed in its place. Its in the Enterprise – Light Manufacturing zone. He pointed out the sheet piling along the lakeshore and the proposed patio on the lakeside.

Mary O’Neil noted that the patio is 550 sf and located within the lakeshore buffer.

SG displayed building elevations upon request of Board members.

MM asked about the patio construction. Mr. Caulo said that the patio will be made of concrete pavers. Ms. O’Neil pointed out that the DAB plans show granite pavers.

MW asked about the foundation. It’s a walk-out, right? Mr. Caulo, correct.

ZR, tell us about the landscaping plan. We didn’t see much of it. There’s an opportunity to do something beyond the existing grass along the lakeshore. Mr. Caulo said they’ve taken a hands-off approach. The lakeshore is a manmade hard edge here. Further north, it transitions to a natural beach. ZR encouraged the applicant to plant native species as part of this project.

RC, how is the patio incorporated into the proposed stormwater management? Mr. Caulo said that stormwater is collected from the roof and directed into a pipe system on the inland side. There is partial treatment onsite and partially discharged to the lake. DM, describe the partial treatment. Mr. Caulo, there are catch basins and onsite manmade wetland treatment. He’s unsure as to whether this building is connected to the overall site stormwater improvements. DM, it seems unlikely that any roof runoff is directed to the onsite stormwater improvements. The treatment of the roof runoff seems to be just a catch basin and discharge to the lake. Mr. Caulo agreed this is likely. We are trying as much as we can to address the rules of Act 64.

Ms. O’Neil mentioned the stormwater management approval for the overall site redevelopment.

MW, the existing conditions plans along the west side show that drainage goes due west into the lake. That’s not a bad thing. Roof runoff is separated from the stormwater system. Mr. Caulo said he’d confirm that with Ms. O’Neil. MW said that not much impervious is being created. Will the pavers be pervious? Mr. Caulo said that the substructure below them will be pervious. DM said that generally, pavers need to be designed to be pervious. We can’t just assume that they will be.

SG pointed out that stormwater staff are reviewing the stormwater management and EPSC.

MM pointed out the legend on sheet C1.1 notes pervious pavers. Granite pavers are located elsewhere on the site. The plans look to be inconsistent. It seems that the plans have been revised since review by the Design Advisory Board. Mr. Caulo apologized for the confusion. He said that the pervious pavers have been made as a design decision to do the right thing. MM asked whether the change to impervious pavers would have zoning implications. SG said not for the zoning permit, but would likely have implications for stormwater management. Mr. Caulo said that he’s happy to accept a condition that the pavers be permeable. MM think that new construction within the buffer should meet this standard. MW

said he agrees. SG noted that if made a condition adopted by DRB, change would have zoning implications.

Mr. Caulo pointed out that geothermal heating and cooling will be utilized. A solar array is included in the overall redevelopment as well.

RC said that he appreciates the use of biodegradable erosion control fabric. He suggests installation of native shrub plantings on the slope. Something could be done to address the development within the buffer. Even with the sheet piling, the habitat quality could be enhanced with some native shrub plantings. ZR agreed. RR agreed as well.

MW, is any landscaping proposed along the sheet piling? Mr. Caulo, none is proposed. There's a lot of existing landscaping that's being cleaned up. Some of the turf areas will be allowed to grow up – not mowed grass anymore.

MM, let's look at the landscape plan. Mr. Caulo pointed out some new landscaping on the eastern side. He noted that the top of the piling is higher than the toe of the slope. You don't want us to fill this in. ZR said that fill is not needed. You could just plant some low shrubs behind it. MM said that native plantings could be conditioned. Mr. Caulo said he'd be happy to consider it. MM said he understands the concept of softening the edge. Without the landscape designer here to speak to the matter, he's hesitant to alter the landscape plan. ZR said we're reviewing this application due to the lakeshore buffer.

Mr. Caulo said with the pervious paver installation, there's really a net zero impact.

ZR, is it your understanding that this really is a net zero increase? MW, yes, the whole project results in a net loss in impervious surface. Perhaps the additional work to soften the edge is not necessary.

MM asked if there are restrictions on fertilizer. DM said no phosphorous is allowed.

Motion by MM and SECONDED by DM:

Support the application as presented with the following recommendations:

1. The patio pavers shall be pervious.
2. If new landscaping is proposed along the lakeshore, it shall be native planting with some type of habitat or ecological benefit.

Vote: 6-1-0, motion carried (roll call vote, RC opposed, all others in favor).

### **Adjournment**

The meeting adjourned at 6:38 PM.